

ORDINANCE 14-18

**AN ORDINANCE AUTHORIZING
THE FOURTH RESUBDIVISION OF PROPERTY
FORMALLY KNOWN AS THE OAKVIEW CORPORATE CENTER
(Commonly known as Resubdivision No.4)**

WHEREAS, The Village of West Dundee, Kane County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6 of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, Opus North Corporation, as owners of the subject property has petitioned the Village to re-subdivide a portion of the property currently zoned SDD to create two separate lots of record; and

WHEREAS, a meeting was held by the West Dundee Planning & Zoning Commission on June 23, 2014 after due notice in the manner required by law; and

WHEREAS, the Village's Planning & Zoning Commission, after deliberation, considered and heard testimony and evidence relating to the above described resubdivision pursuant to the West Dundee Zoning Ordinance for the Subject Property; and

WHEREAS, the West Dundee Planning & Zoning Commission, after deliberation, has made a favorable report regarding the granting of said re-subdivision; and

WHEREAS, the Village Board has considered the evidence presented at the Village's Planning & Zoning Commission meeting by the Owner; and

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES, VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS, as follows:

Section 1: That the property commonly known as the Oakview Corporate Park and legally described as follows in the Village of West Dundee, Kane County, Illinois, hereby resubdivides one existing lot of record to create two new lots of record pursuant to the proposed plat titled Oakview Corporate Park Resubdivision No. 4 prepared by Jacob & Heffner Associates dated June 10, 2014 and described as follows:

BEING A RESUBDIVISION OF LOT 3 IN OAKVIEW CORPORATE PARK RESUBDIVISION NO. 3, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2012K076828, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

Section 2: That all requirements set forth in the Zoning Ordinance of the Village of West Dundee, as would be required by any owner of property zoned in the same manner as the subject property shall be complied with.

Section 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form (which publication is hereby authorized) as provided by law.


AYES: Trustees Hanley, Yuscka, Pflanz, Wilbrandt, Kembitzky and Price
NAYS: None
ABSENT: None

Christopher Nelson



Village President

ATTEST:
Barbara Traver


Village Clerk

Passed: July 14, 2014
Approved: July 14, 2014
Published: July 14, 2014

Prepared by:
Village of West Dundee
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